

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Goldsboro

State: NC

PJ's Total HOME Allocation Received: \$4,341,830

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 18				
% of Funds Committed	88.48 %	92.11 %	14	93.41 %	17	16	
% of Funds Disbursed	86.43 %	84.70 %	8	84.68 %	47	50	
Leveraging Ratio for Rental Activities	0.14	6.25	17	4.72	4	3	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.92 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.71 %	72.39 %	3	68.18 %	67	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	56.25 %	78.09 %	16	80.32 %	10	7	
% of 0-30% AMI Renters to All Renters***	12.50 %	37.27 %	18	45.16 %	7	5	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.75 %	96.63 %	14	95.04 %	26	24	
Overall Ranking:			In State:	16 / 18	Nationally:	23 20	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$78,280	\$9,891		\$26,037	16 Units	10.50 %	
Homebuyer Unit	\$13,158	\$11,276		\$14,755	109 Units	71.70 %	
Homeowner-Rehab Unit	\$23,508	\$24,253		\$20,487	27 Units	17.80 %	
TBRA Unit	\$0	\$1,768		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Goldsboro NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,018	\$62,282	\$24,644
State:*	\$68,883	\$82,328	\$25,578
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.0	13.8	3.7	0.0
Black/African American:	100.0	80.7	96.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	5.5	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	6.7	17.4	55.6	0.0
2 Persons:	26.7	26.6	22.2	0.0
3 Persons:	40.0	31.2	7.4	0.0
4 Persons:	26.7	14.7	11.1	0.0
5 Persons:	0.0	7.3	3.7	0.0
6 Persons:	0.0	1.8	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.0	17.4	7.4	0.0
Elderly:	0.0	1.8	74.1	0.0
Related/Single Parent:	80.0	58.7	18.5	0.0
Related/Two Parent:	0.0	17.4	0.0	0.0
Other:	0.0	4.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	66.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Goldsboro

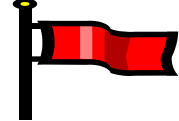
State: NC

Group Rank: 23
(Percentile)

State Rank: 16 / 18 PJs

Overall Rank: 20
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	82.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	56.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	93.75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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